# **LUAN INVESTMENT, S.E. AGUADILLA MALL** PO BOX 362983 **SAN JUAN, PR 00936-2983** TEL 787-622-9600 / FAX 787-277-9601

# **INVOICE**

Tenant	<b>Kmart Corporation</b>
Store #	4732
Leasable Area (s.f.)	87,449
Commencement	12/9/1992

**Invoice Date** 5/31/2019 **Invoice Number** 2019-01 For Period 1/1/19-06/30/19 Concept **Account Reconciliation** 

# **INVOICE CONCEPT:**

Real Estate Property Taxes for period 1/1/19 to 06/30/19, as per official invoice Taxable premises #045-000-004-85-901 & 045-000-004-85-002.

Based on reappraisal of the taxable premises (tenant's Building, improvements and equipment, and land) by Mr. Antonio Font Ramirez, CRIM Regional Office (Aguadilla) on 5/22/98 and effective July 1, 1998.

I. Computation of tenant's liability			
Property	Total Value	Val	ue to Tenant
Land Kmart Building (87448.67 sf X \$8.25/sq/ft) Kmart Improvements Kmart Equipment Total Aguadilla Mall Rate	\$ 151,047.00 x 30% 721,451.53 141,635.00 73,661.00 1,087,794.53	\$	45,314.10 721,451.53 141,635.00 73,661.00 982,061.63
TIMES: Tax Rate (Aguadilla)			0.1033
EQUALS: Tenant's Property Tax Liability (Full	l Year)		101,446.97
Tenant's Property Tax for the period from Januthrough June 30, 2018			50,723.48
Tax liability after 10% Early Payment Discount	<b>i</b>		45,651.13
TOTAL CHARGE PAYABLE		\$	45,651.13

d 09/04/19 12:31:47 Exhibit IV-

## CENTRO DE RECAUDACION DE INGRESOS MUNICIPALES

Notificación y Requerimiento de Pago De La Contribución Sobre la Propiedad Inmueble

Notification and Demand for Payment of Real Property Tax

NUMERO DE CATASTRO / PIN NUMBER	REGULAR	FECHAS / DATES					
2018-2019 02  MUNICIPIO / MUNI	2018-2019						
MUNICIPIO MUNICIPALITY 01 AGUADILLA  SEGURO SOCIAL / SOCIAL SECUR XXX-XX-0524  TIPO / RATE 10.330  USO / USE 3017  NOMBRE: LUAN INVEST S E NAME:  LOCALIZACION: BO CAIMITAL ALTO LOCATION AGUADILLA  MUNICIPIO / MUNICIPIO MUNICIPALITY 01 AGUADILLA  NUMERO DE PRESTAMO / LOAN NUMBER  TIPO / RATE 10.3 AGUADILLA  DIST. ESPECIAL / SPECIAL DISTRICT  DIST. ESPECIAL / SPECIAL DISTRICT  3,249,871  3,779,432  CONTRIBUCION / TAX AMOUNT 1er SEMESTRE  3017  VALOR NETO TRIBUCION / TAX AMOUNT 1er SEMESTRE  3,779,432  CONTRIBUCION / TAX AMOUNT 266 SEMESTRE 3,779,432  LOCALIZACION: BO CAIMITAL ALTO RECEIVED  VALOR TOTAL / TOTAL VALUE 3,779,432  EXENCION / EXEMPTION CONT. ANUAL/ANNUAL TAX 0  VALOR TRIBUTABLE / TAXABLE VALUE 3,779,432  *SEE IMPORTANT INFORMATION ON THE BACK *VEA INFORMACION AL DORSO  *SEE IMPORTANT INFORMATION ON THE BACK *VEA INFORMACION AL DORSO	NUMERO DE CATASTRO / PIN NUMBER		AÑO FISCAL / BILL YEAR	01/07/2018	01/	01/2019	
SEGURO SOCIAL / SOCIAL SECUR XXX-X-0524  SEGURO SOCIAL / SOCIAL SECUR XXX-X-0524  TIPO / RATE 10.330  USO / USE 3017  NOMBRE: LUAN INVEST S E NAME:  LOCALIZACION: BO CAIMITAL ALTO RECEIVED AGUADILLA  LOCATION AGUADILLA  TIERRAS / LAND 151,047  ESTRUCTURAS / STRUCTURES  VALOR NETO TRIBUTABLE NET TAXABLE VALUE  3,249,871  3,249,871  3,779,432  MAQUINARIA / MACHINERY 378,514  USO / USE 378,514  USO / USE 378,514  LOCALIZACION: BO CAIMITAL ALTO RECEIVED  AGUADILLA  TIERRAS / LAND EXONERATION  ESTRUCTURAS / STRUCTURES  VALOR NETO TRIBUTABLE NET TAXABLE VALUE  3,779,432  USO / USE 378,514  USO / USE SEMESTRE 3,779,432  USO / USE MESTRE 3,779,432  USO / USE MEDITANT INFORMATION ON THE BACK  USO / USE IMPORTANT INFORMATION ON THE BACK  USO / USE IMPORTANT INFORMATION ON THE BACK  USO / USE IMPORTANT INFORMATION ON THE BACK  USE IMPORTANT INFORMACION AL DORSO	045 000 004 95 004		2018-2019 02			하네가 가지막 하시 하면 하게 되면 하게 하게 하게 하게 하는데 하다 하다.	
XXX-XX-0524  TIPO/RATE 10.330  DIST. ESPECIAL / SPECIAL DISTRICT  3,249,871  3,779,432  CABIDA / LAND SIZE 3017  CABIDA / LAND SIZE 3017  NOMBRE: LUAN INVEST S E NAME:  LOCALIZACION: BO CAIMITAL ALTO LOCATION AGUADILLA  RECEIVED  NAGUINARIA / STRUCTURES  VALOR NETO TRIBUTABLE NET TAXABLE VALUE  3,779,432  CONTRIBUCION / TAX AMOUNT 1er SEMESTRE  25.82C  VALOR TOTAL / TOTAL VALUE 3,779,432  CONTRIBUCION / TAX AMOUNT 2do SEMESTRE  3,779,432  CONTRIBUCION / TAX AMOUNT 2do SEMESTRE  195,207.66  EXENCION / EXEMPTION CONT. ANUAL/ANNUAL TAX  0  VALOR TRIBUTABLE / TAXABLE VALUE 3,779,432  *SEE IMPORTANT INFORMATION ON THE BACK VEA INFORMACION AL DORSO	043-000-004-0	3-901					
TIPO/RATE 10.330  DIST. ESPECIAL / SPECIAL DISTRICT 3,249,871 3,779,432  CONTRIBUCION / TAX AMOUNT 10 SEMESTRE 3017  CABIDA / LAND SIZE 3017  25.82C  NOMBRE: LUAN INVEST S E NAME:  LOCALIZACION: BO CAIMITAL ALTO LOCATION AGUADILLA  RECEIVED  VALOR TOTAL / TOTAL VALUE 3,779,432  EXENCION / EXEMPTION  O 390,415.33  VALOR TRIBUTABLE / TAXABLE VALUE 3,779,432  VALOR TRIBUTABLE / TAXABLE VALUE 3,779,432  *SEE IMPORTANT INFORMACION AL DORSO	SEGURO SOCIAL / SOCIAL SECUR	BANCO / BANK	NUMERO DE PRESTAMO / LOAN NUMBER	151,047			0
10.330  10.330	XXX-XX-0524			ESTRUCTURAS / STRUCTU	IRES		
USO / USE 3017 CABIDA / LAND SIZE 378,514 195,207.67  NOMBRE: LUAN INVEST S E NAME: 3,779,432 CONTRIBUCION / TAX AMOUNT 1er SEMESTRE 3,779,432 CONTRIBUCION / TAX AMOUNT 2do SEMESTRE 3,779,432 195,207.66  LOCALIZACION: BO CAIMITAL ALTO RECEIVED 0 390,415.33  VALOR TRIBUTABLE / TAXABLE VALUE 3,779,432  VALOR TRIBUTABLE / TAXABLE VALUE 0 THE BACK VEA INFORMACION AL DORSO			DIST. ESPECIAL / SPECIAL DISTRICT	3,249,871		3,779,432	
3017  25.82C  378,514  195,207.67  VALOR TOTAL / TOTAL VALUE  3,779,432  LOCALIZACION: BO CAIMITAL ALTO  LOCATION  AGUADILLA  AGUADILLA  LOCATION  AGUADILLA			CARIDA / LAND SIZE			1er SEMESTRE	
NAME:  NAME:  13,779,432  195,207.66  EXENCION / EXEMPTION  CONT. ANUAL/ANNUAL TAX  0  390,415.33  VALOR TRIBUTABLE / TAXABLE VALUE  3,779,432  2do SEMESTRE  195,207.66  EXENCION / EXEMPTION  CONT. ANUAL/ANNUAL TAX  390,415.33  VALOR TRIBUTABLE / TAXABLE VALUE  ON THE BACK  VEA INFORMACION AL DORSO							
NAME:  LOCALIZACION: BO CAIMITAL ALTO LOCATION AGUADILLA  LOCATION	NOMBRE: LUAN INVE	STSE		VALOR TOTAL / TOTAL VA	LUE	272 Tel (10 A 10	
LOCALIZACION: BO CAIMITAL ALTO RECEIVED  O  390,415.33  VALOR TRIBUTABLE / TAXABLE VALUE ON THE BACK VEA INFORMACION AL DORSO  390,415.33	NAME:			3,779,432			
AGUADILLA  VALOR TRIBUTABLE / TAXABLE VALUE  390,413.33  VALOR TRIBUTABLE / TAXABLE VALUE  3,779,432  390,413.33  VALOR TRIBUTABLE / TAXABLE VALUE  3,779,432				EXENCION / EXEMPTIO	N	CONT. AN	UAL/ANNUAL TAX
VALOR TRIBUTABLE / TAXABLE VALUE  SEE IMPORTANT INFORMATION ON THE BACK VEA INFORMACION AL DORSO  **SEE IMPORTANT INFORMATION ON THE BACK VEA INFORMACION AL DORSO	FOCATION BO CA	IMITAL AL	RECEIVED	0		390,415.33	
1111 1 0 7018 3,779,432 "VEA INFORMACION AL DORSO	AGUAI	JILLA	1	VALOR TRIBUTABLE / TAXABL	E VALUE		ORMATION
COMMERCIAL CENTERS			_ILUL_ 1 n 2018	3,779,432			
			COMMERCIAL CENTERS				

Haga su pago al CRIM dentro de los 60 días a partir de la fecha de vencimiento para acogerse a los beneficios de descuento por ley. Incluya en el sobre predirigido el talonario de la notificación con su pago debidamente identificado.

A partir de 91 dias despúes de la fecha de vencimiento se computarán intereses y despúes de 120 dias de la fecha de vencimiento se computarán recargos. Contribución de años anteriores no aparece en ésta factura.

FECHA / DATE	CANTIDAD ADEUDABA / AMOUNT DU
HASTA / BY 31/01/2019 HASTA / BY 02/03/2019	175,686.90 185,447.28
HASTA / BY 01/04/2019	195,207.66

PRINCIPAL Y RECARGOS DEL AÑO CORRIENTE CURRENT TAX AND SURCHARGE OUTSTANDING 0

EXCLUYE INTERESES EXCLUDING INTEREST 0

EL PAGO SE PUEDE HACER POR CORREO USANDO EL SOBRE ADJUNTO O EN CUALQUIER INSTITUCION FINANCIERA PARTICIPANTE. PAYMENT CAN BE MADE BY MAIL USING THE ENCLOSED ENVELOPE OR AT SELECTED FINANCIAL INSTITUTIONS.

PARA PAGOS POR CORREO, HAGALO A FAVOR DEL: C.R.I.M. FOR PAYMENT BY MAIL MAKE REMITTANCE PAYABLE TO: C.R.I.M

O DE CATASTRO / PIN NUMBER

REGULAR

2018-2019

MUNICIPIO / MUNICIPALITY 01 AGUADILLA

045-000-004-85-901

REC

**CUPON DE PAGO** 

FECHA VENCIMIENTO DUE DATE 01/07/2018

2018-2019 02

FECHA / DATE	IMPORTE ADEUDADA AMOUNT DUE
HASTA / BY 31/01/2019	175,686.90
HASTA / BY 02/03/2019	185,447.28
HASTA / BY 01/04/2019	195,207.66

IMPORTE PAGADO AMOUNT PAID

Puede realizar su pago a través de nuestra página de Internet www.crimpr.net o llamando a nuestro sistema de pagos automatizado al 787-625-0060.

Online Payments by www.crimpr.net or call our interactive voice response payments system (IVR) at 787-625-0060.

LUAN INVEST S E PO BOX 362983 SAN JUAN PR 00936-2983

B T110 31826 G12





# Pago Completado

Guarde la siguiente información como evidencia del pago realizado al comercio.

Cliente	Cuenta	Correo Electrónico	Descripción	Monto Pagado
CCM Realty S en C	04500000485901	crabassa@ccmpr.com	2018 01I-CRIM Pago Deuda Online	\$175,686.90

Fecha de Transacción Número de Autorización Método de Pago Número de Referencia

29/01/2019 12:15:35 p.m.

965965

bc3eaa264a6e927

(xxxxxx3019)



# GOBIERNO DE PUERTO RICO

# CENTRO DE RECAUDACION DE INGRESOS MUNICIPALES

Notificación y Requerimiento de Pago De La Contribución Sobre la Propiedad Inmueble

Notification and Demand for Payment of Real Property Tax

REGULAR			FECHAS / DATES			
2018-2019		FECHA DE NOTIFICACION NOTIFICATION DATE	FECHA DE VENCIMIENTO DUE DATE			
NUMERO DE CATASTRO / PIN NUMBER  AÑO FISCAL / BILL YEAR  2018-2019 02			01/07/2018	01/01/2	2019	
			TASACION Y CONTRIBUCION SOBRE LA PROPIEDAD INMUEBLE		V. 1974 W. 1975 1974 1974 1975	AND TAX AMOUNT
043-000-004-0	3-002	MUNICIPIO / MUNICIPALITY 01 AGUADILLA	TIERRAS / LAND		EXONERACION / EXONERATION	
SEGURO SOCIAL / SOCIAL SECUR	BANCO / BANK	NUMERO DE PRESTAMO / LOAN NUMBER	0			0
XXX-XX-0524			ESTRUCTURAS / STRUCTURES		VALOR NETO TRIBUTABLE NET TAXABLE VALUE	
10.330 uso/use 3004		DIST. ESPECIAL / SPECIAL DISTRICT	1,052,854		1,101,431	
		CABIDA / LAND SIZE	maquinaria/machinery 48,577		CONTRIBUCIÓ 1er SEMESTRI	N / TAX AMOUNT
		0.000				88.91
NOMBRE: LUAN INVE	STSE		VALOR TOTAL / TOTAL VAL	LUE	CONTRIBUCIO 2do SEMESTR	ON / TAX AMOUNT
NAME:			1,101,431		56,888.91	
LOCALIZACION: DO CA		TO.	EXENCION / EXEMPTION		CONT. ANUA	L/ANNUAL TAX
LOCALIZACION: BO CAIMITAL ALTO		0		113,	777.82	
EST AC	EST AGUDILLA MALL		VALOR TRIBUTABLE / TAXABLE		IMPORTANT INFOR	RMATION
AGUADILLA PR RECEIVED		1,101,431		ON THE BACK * VEA INFORMACION AL DORSO		

Favor de comunicarse con su banco hipotecario antes de efectuar el S pago. En el caso en que el banco no pague las contribuciones, es su responsabilidad pagarlas. Debe incluir el talonario de la notificación con su pago debidamente identificado.

A partir de 91 dias despúes de la fecha de vencimiento se computarán intereses y despúes de 120 dias de la fecha de vencimiento se computarán recargos. Contribución de años anteriores no aparece en ésta factura.

FEC	HA / DATE	CANTIDAD ADEU	DADATAMOUNT DUE
HASTA / I	3Y 31/01/2019	1 (5	1,200.01
HASTA / I	BY 02/03/2019	M// 5	4,044.46
HASTA / I	3Y 01/04/2019	5	6,888.91
			7/81
	RGOS DEL AÑO CORRIENTE SURCHARGE OUTSTANDING		GOS DE AÑOS ANTERIORES SURCHARGE OUTSTANDING
0	EXCLUYE INTERESES EXCLUDING INTEREST	0	EXCLUYE INTERESES

EL PAGO SE PUEDE HACER POR CORREO USANDO EL SOBRE ADJUNTO O EN CUALQUIER INSTITUCION FINANCIERA PARTICIPANTE. PAYMENT CAN BE MADE BY MAIL USING THE ENCLOSED ENVELOPE OR AT SELECTED FINANCIAL INSTITUTIONS.

PARA PAGOS POR CORREO, HAGALO A FAVOR DEL: C.R.I.M. FOR PAYMENT BY MAIL MAKE REMITTANCE PAYABLE TO: C.R.I.M.

ELVA ESTA PORCION CON SU PAGO RN COUPON WITH YOUR PAYMENT

**REGULAR** 

2018-2019

MUNICIPIO / MUNICIPALITY 01 AGUADILLA

045-000-004-85-002

REC

**CUPON DE PAGO** 

FECHA VENCIMIENTO DUE DATE 01/07/2018 FECHA / DATE

HASTA / BY 31/01/2019

HASTA / BY 02/03/2019

HASTA / BY 01/04/2019

2018-2019 02

IMPORTE ADEUDADA AMOUNT DUE 51,200.01

54,044.46

56,888.91

IMPORTE PAGADO AMOUNT PAID

Puede realizar su pago a través de nuestra página de Internet www.crimpr.net o llamando a nuestro sistema de pagos automatizado al 787-625-0060.

Online Payments by www.crimpr.net or call our interactive voice response payments system (IVR) at 787-625-0060.

LUAN INVEST S E PO BOX 362983 SAN JUAN PR 00936-2983 B T110 31825 G12

JUL 1 0 2018





# Pago Completado

Guarde la siguiente información como evidencia del pago realizado al comercio.

Cliente	Cuen	ta	Correo Electróni	со	Descripo	ión	Monto Pagado
CCM Realty S en C	04500000	485002	crabassa@ccmpr.c	com	2018 01I-CRI Deuda Or		\$51,200.01
Fecha de Tra	ınsacción	Númei	ro de Autorización	Méte	odo de Pago	Númer	o de Referencia
29/01/2019 12	:17:27 p.m.		965991	(x:	xxxxx3019)	196	8c0b9d1a6ffe

# LUAN INVESTMENT, S.E. AGUADILLA MALL PO BOX 362983 SAN JUAN, PR 00936-2983 TEL 787-622-9600 / FAX 787-277-9601

# **INVOICE**

Tenant	<b>Kmart Corporation</b>
Store #	4732
Leasable Area (s.f.)	87,449
Commencement	12/9/1992

Invoice Date 5/31/2019
Invoice Number 2019-TAX-01
For Period 01/1/19-06/30/19
Concept Account Reconciliation

# **INVOICE CONCEPT:**

Real Estate Property Taxes for period 1/1/19 to 06/30/19, as per official invoice Taxable premises #045-000-004-85-901 & 045-000-004-85-002.

Based on reappraisal of the taxable premises (tenant's Building, improvements and equipment, and land) by Mr. Antonio Font Ramirez, CRIM Regional Office (Aguadilla) on 5/22/98 and effective July 1, 1998.

I. Computation of tenant's lia
--------------------------------

I. Computation of tenant's liability			
Property	Total Value	Val	ue to Tenant
Land Kmart Building (87448.67 sf X \$8.25/sq/ft) Kmart Improvements Kmart Equipment Total Aguadilla Mall Rate	\$ 151,047.00 x 30% 721,451.53 141,635.00 73,661.00 1,087,794.53	\$	45,314.10 721,451.53 141,635.00 73,661.00 982,061.63
TIMES: Tax Rate (Aguadilla)			0.1033
EQUALS: Tenant's Property Tax Liability (Full	Year)		101,446.97
Tenant's Property Tax for the period from Janu through June 30, 2019	•		50,723.48
Tax liability after 10% Early Payment Discount			45,651.13
TOTAL CHARGE PAYABLE from 01/01/19 to 02/10/19		\$	10,340.86

# LUAN INVESTMENT, S.E. AGUADILLA MALL PO BOX 362983 SAN JUAN, PR 00936-2983 TEL 787-622-9600 / FAX 787-277-9601

## INVOICE

Tenant	Transform	SAC Properties, LLC		
Store #		4732		
Leasable Area (s.f.)		87,449		
Commencement		12/9/1992		

Invoice Date 5/31/2019
Invoice Number 2019-TAX-01
For Period 01/1/19-06/30/19
Concept Account Reconciliation

# INVOICE CONCEPT:

Real Estate Property Taxes for period 1/1/19 to 06/30/19, as per official invoice Taxable premises #045-000-004-85-901 & 045-000-004-85-002.

Based on reappraisal of the taxable premises (tenant's Building, improvements and equipment, and land) by Mr. Antonio Font Ramirez, CRIM Regional Office (Aguadilla) on 5/22/98 and effective July 1, 1998.

# I. Computation of tenant's liability

Property		Total Value			Value to Tenant	
Land Kmart Building (87448.67 sf X \$8.25/sq/ft) Kmart Improvements Kmart Equipment Total Aguadilla Mall Rate	\$	151,047.00 721,451.53 141,635.00 73,661.00 1,087,794.53	x 30%	\$	45,314.10 721,451.53 141,635.00 73,661.00 982,061.63	
TIMES: Tax Rate (Aguadilla)				0.1033		
EQUALS: Tenant's Property Tax Liability (Full Year)					101,446.97	
Tenant's Property Tax for the period from January 1, 2019 through June 30, 2019				50,723.48		
Tax liability after 10% Early Payment Discount					45,651.13	
OTAL CHARGE PAYABLE from 02/11/19 to 06/30/19				\$	35,310.27	